

PREPARED BY AND RETURN TO:  
BRIAN L. DAVIS  
ATTORNEY AT LAW  
48 STATELINE RD. W.  
SOUTHAVEN, MS 38671  
(601) 393-8542 file  
96-140

BOOK 296 PAGE 489

STATE MS.-DE SOTO CO.  
FILED

FEB 27 12 18 PM '96

BK 296 PG 489  
W.E. DAVIS CH. CLK.

**WARRANTY DEED**

**JACK KENT TALBERT and wife, PATSY JANE TALBERT,  
GRANTORS**

**TO:**

**RICKY C. RICKETT and wife, RITA C. RICKETT,  
GRANTEES**

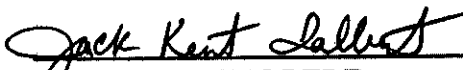
For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby sell, convey, and warrant unto the above Grantees, RICKY C. RICKETT and wife, RITA C. RICKETT as joint tenants with full right of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:


**Lot 2703, Section "M", in Southaven West Subdivision, in Section 27,  
Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book  
4, Pages 52 & 53, in the Office of the Chancery Clerk of said County.**

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be prorated.

Witness our signatures this the 22<sup>ND</sup> day of FEB., 1996.

  
JACK KENT TALBERT  
GRANTOR

  
PATSY JANE TALBERT  
GRANTOR

STATE OF Mississippi  
COUNTY OF DE SOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JACK KENT TALBERT and PATSY JANE

TALBERT who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 22<sup>nd</sup> day of February, 1996.

Jeff Scott McCall  
NOTARY



My commission Expires:  
8/22/97

Grantor's Address:  
7135 Raven Cove Rd.  
WALLS, MS 38680  
(H) (601) 781-4568  
(W) N/A

Grantee's Address:  
2179 Coral Hills  
Southaven, MS 38711  
(H) (601) 393-6324  
(W) (901) 754-2520